

**City of Evansville Plan Commission
Regular Meeting
Thursday July 6, 2023, 6:00 p.m.**

MINUTES

1. Call to Order at 6:04pm.

2. Roll Call:

Members	Present/Absent	Others Present
Mayor Dianne Duggan	P	Colette Spranger (Community Dev. Director)
Aldersperson Gene Lewis	P	Jason Sergeant (City Administrator)
Aldersperson Abbey Barnes	P	Erika Young, Stacie Natter, Shawn Natter
Susan Becker	A	Joy Morrison, Matthew Poock, Jim Helgesen
John Gishnock	P	Jeanette Jones, Jim Graham, James Otterstein,
Mike Scarmon	A	Jake Hamlin, Mark Fabel, Kari McGrath,
Eric Klar	A	Blase Strobl, Kori Reilly

3. Motion to approve the agenda, by Barnes, seconded by Gishnock. Approved unanimously

4. Motion to waive the reading of the minutes from the June 6th, 2023 meeting and approve them as printed, by Lewis, seconded by Gishnock. Approved unanimously.

5. Civility Reminder. Duggan noted the City's commitment to conducting meetings with cordiality.

6. Citizen appearances other than agenda items listed.

7. Action Items

A. Review of Conditional Use Permit Application 2023-0130 for a Two-Family Residence on parcel 6-27-508.11 (Lot 11, South Gate Estates)

i. Staff Report

Applicant not present. Spranger reported on her findings after reviewing covenants and researching any stormwater plans that directly affected the lot. With regards to covenants, those are agreements between private parties and the City does not and will not enforce them. She also shared that there were no stormwater reports that directly affected this lot, but were made for the entire southwest corner of Evansville and resulted in the creation of several stormwater ponds on Porter Road. She stated that she felt the numerous conditions on the motion were sufficient to offset any adverse impacts a two-unit dwelling would have on neighboring properties.

ii. Plan Commissioner Questions and Comments. None.

iii. Motion with Conditions

Motion to take the application off the table by Duggan, seconded by Gishnock.

Motion to approve the issuance of a Conditional Use Permit to construct a Two Family Dwelling per section 130-324 on parcel of land 6-27-508.11 (Tax ID 222 041011), finding that the benefits of the use outweigh any potential adverse impacts, and that the proposed use is consistent with the required standards and criteria for issuance of a CUP set forth in Section 130-104(3)(a) through (e) of the Zoning Ordinance, subject to the following conditions:

1. *Applicant fills out City of Evansville Floodplain application and receives a LOMR-F for the property from FEMA.*
2. *Further development and subdivision of parcel 6-27-508.11 is contingent on City sewer and water mains being extended to Croft Road.*
3. *Building plans, site grading, and stormwater management plan approved by City Engineer.*
4. *Curb and gutter and sidewalk shall be built to city standards the entire length of the lot.*
5. *Upon completion of construction of any residential buildings, three street trees shall be added.*
6. *Use cannot create a public nuisance as defined by local and state law.*
7. *Conditional Use Permit is recorded with the Rock County Register of Deeds.*

Motion by Barnes, seconded by Gishnock. Approved unanimously.

Erika Young and Shawn and Stacie Natter were present and stated they felt they were not properly noticed for the meeting tonight and thought they would be given time to speak. Spranger reiterated that the public hearing was held in June and that notice did not need to be resent after the issue was tabled. She did admit she had indicated she would try to renotify neighbors, but did not have time to prior to tonight's meeting. Young spoke for a few minutes about how she felt the Plan Commission had not properly considered the application given neighbor concerns. Gishnock spoke that the conditions listed as part of the permit go above and beyond what is typically asked of by land owners.

B. Review and Action of Site Plan Application 2023-0187 on parcel 6-27-958.3 (535 E Main St, Core Physical Therapy)

i. Review Staff Report and Applicant Comments

Applicants Blase Strobl and Kori Reilly were present. Spranger covered the report, noting minor changes requested by City Staff. The City has habitually asked for sidewalk connections to main entrances and a parking area adjacent to the sidewalk was shy of zoning requirements by just 1 foot. Applicants are supportive of making those changes. Spranger also noted that the B-1 zoning district also requires some kind of public neighborhood amenity. Administrator Sergeant shared an example that a dentist office within the B-1 put up a statue in its yard as public art. Applicants were encouraged to think of something similar for their own site.

ii. Public Comment. None.

iii. Plan Commissioner Questions and Comments. None.

iv. *Motion to approve site plan application 2023-0187 for improvements and building expansion on parcel 6-27-958.3, finding that the proposed changes meet the required standards and criteria set forth in Section 130-131 of the City of*

Evansville Zoning Ordinance, and are in the public interest, subject to the following conditions:

8. **Adjust front yard pavement setback to 10' from sidewalk.**
9. **Include pedestrian walkway from public sidewalk to main entrance. (Plans/location of walkway to be submitted to Community Development Director prior to installation.)**
10. **331 landscape points of plantings/trees/shrubs to be planted on site no later than one year after occupancy permit issued for new addition.**
11. **Dumpsters and/or trash receptables screened from view.**
12. **All exterior lighting is dark sky compliant.**
13. **Applicant applies for any appropriate building permits from the City building inspector and/or the Wisconsin Department of Safety and Professional Services.**
14. **Any major deviations from approved plans will require a resubmittal of application and possibly fees or enforcement action.**
15. **Applicant records the site plan with the Rock County Register of Deeds.**

Motion by Barnes, seconded by Lewis. Approved unanimously.

8. Discussion Items

- A. **Conceptual Site Plan – Care Closet.** Spranger queried the Plan Commission on any thoughts they might have regarding proposed site plan changes at a very non-conforming site that hosts the community's food pantry. The Care Closet has been looking to make changes to their site but encountered a couple of hiccups as improvements to Liberty Street were made and sidewalks were added where there were none previously. Alderperson Joy Morrison was in attendance in support of proposed site plan changes. Discussion on planned uses clarified that the Care Closet was free to adjust their driveway aprons/access points along Liberty that had been installed the prior year.
- B. **Conceptual Site Plan – Potential Agribusiness User.** Jim Graham and Jake Hamlin of CHS Oilseed Processing were present to discuss a conceptual site plan for their proposed plant. The presentation provided an overview of potential traffic impacts, traffic generation and control, potential nuisances and proposed mitigation, as well as other community benefits. They will return in August to begin review of their applications.

9. Community Development Report

- A. **Retrofit Sidewalks.** Spranger provided some literature on responses to common complaints regarding adding sidewalks where there were none before, commenting that the Plan Commission had heard similar complaints at prior meetings.

10. Next Meeting Date:

- A. Tuesday, August 1, 2023 at 6:00 p.m.

11. Motion to Adjourn by Duggan, seconded by Barnes Approved unanimously.